

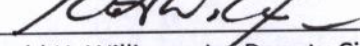


To the Honorable Council  
City of Norfolk, Virginia

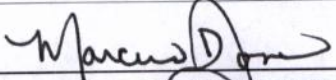
June 9, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception for the operation of an eating and drinking establishment at 7550 Granby Street, Suite 90 – Your Pie**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **R-4**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – eating and drinking establishment.
- IV. **Applicant:** Jeff Rhoades
- V. **Description:**
  - This request is to operate a new restaurant, Your Pie, within a 2,100 square-foot vacant space in the K&K Shopping Center, serving alcoholic beverages for on-premises consumption.
  - The shopping center is located along the eastern side of Granby Street within the Wards Corner and Suburban Acres neighborhoods.
  - This will be the first Your Pie location in the state of Virginia.

	Proposed
Hours of Operation and for the Sale of Alcoholic Beverages	11:00 a.m. until 10:00 p.m., Seven days a week
Capacity	62 seats indoors 38 seats outdoors 107 total capacity

Staff point of contact: Chris Whitney at 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated May 28, 2015 with attachments
- Proponents and Opponents
- Ordinance





# City of NORFOLK

## Planning Commission Public Hearing: May 28, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Chris Whitney, CFM

Staff Report	Item No. <b>6</b>	
Address	7550 Granby Street, Suite 90	
Applicant	Your Pie	
Request	Special Exception	Eating and Drinking Establishment
Property Owner	Suburban Management Group (Robert Gurnee)	
Site Characteristics	Site Area	7.4 acres
	Zoning	Conditional C-3 (Retail Center)
	Neighborhoods	Suburban Acres; Wards Corner
	Character District	Suburban
Surrounding Area	North	C-3: Midtown Shopping Center
	East	C-2 (Corridor Commercial): small shopping center R-8 (Single-Family): single-family homes
	South	C-2: Langley Federal Credit Union R-7 (Single-Family): single-family homes
	West	C-2: shopping center, Walgreen's





**A. Summary of Request**

- This request is to operate a new restaurant, Your Pie, within a 2,100 square-foot vacant space in the K&K Shopping Center, serving alcoholic beverages for on-premises consumption.
- The shopping center is located along the eastern side of Granby Street within the Wards Corner and Suburban Acres neighborhoods.

**B. Plan Consistency**

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

**C. Zoning Analysis**

i. General

- The use is permitted in the C-3 district by special exception.
- In April 2012 the site was rezoned to conditional C-3 in order to allow for the development of the shopping center.

	Proposed
Hours of Operation and for the Sale of Alcoholic Beverages	11:00 a.m. until 10:00 p.m., Seven days a week
Capacity	62 seats indoors 38 seats outdoors 107 total capacity

ii. Parking

There is sufficient on-site parking to accommodate this new restaurant.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that this restaurant will generate 299 new vehicle trips per day.
- Granby Street adjacent to the site is identified as a severely congested corridor in the PM peak in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit service with Hampton Roads Transit bus routes 1 (Granby) and 21 (Little Creek) operating adjacent to the site.

**E. Impact on the Environment**

This site was developed in 2014 with an approved site plan and is compliant with the City's landscaping and stormwater requirements.

**F. Impact on Surrounding Area/Site**

By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- The application was sent to the Wards Corner and Suburban Acres Civic Leagues on April 15.
- The applicant received a letter of support from the Suburban Acres Civic League on April 5.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on April 21.
- Letters were mailed to all property owners within 300 feet of the property on May 13.
- Legal notification was placed in *The Virginian-Pilot* on May 14 and May 21.

**J. Recommendation**

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. until 10:00 p.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 62 seats indoors, 38 seats outdoors, and the total occupant capacity, including employees, shall not exceed 107 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.



- (f) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (g) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (h) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (i) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (j) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (k) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

**Attachments:**

Location Map  
Zoning Map  
1000' radii map of similar ABC establishments  
Application  
Notices to the Civic Leagues  
Letter of Support from the Suburban Acres Civic League

**Proponents and Opponents**

**Proponents**

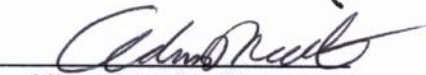
None

**Opponents**

None



Form and Correctness Approved

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "YOUR PIE" ON PROPERTY LOCATED AT 7550 GRANBY STREET, SUITE 90.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Bay Island Ventures, LLC authorizing the operation of an eating and drinking establishment named "Your Pie" on property located at 7550 Granby Street, Suite 90. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 201 feet, more or less, along the eastern line of Granby Street, 612 feet, more or less, along the southern line of East Little Creek Road, 608 feet, more or less, along the western line of Virginian Avenue, and 573 feet, more or less, along the northern line of Louisiana Drive; premises numbered 7550 Granby Street, Suite 90.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 11:00 a.m. until 10:00 p.m., seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 62 seats indoors, 38 seats outdoors, and the total occupant capacity, including employees, shall not exceed 107 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.



- (c) No portion of the outdoor dining area shall be enclosed, heated or cooled, and any covering must leave the dining space open on at least three sides.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the restaurant is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator, or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception

must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (l) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (m) There shall be no entertainment, no dancing, and no dance floor provided.
- (n) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (o) A copy of this Adult Use Special Exception ordinance and Exhibits shall be available on site at all times for inspection, and a notice indicating that this Adult Use Special Exception ordinance and all amendments are kept on the



premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)





EXHIBIT "A"  
Description of Operations  
Eating and Drinking Establishment

Date 3/31/15

Trade name of business Your Pie

Address of business 7550 GRANBY ST., SUITE 90, NORFOLK, VA 23505

Name(s) of business owner(s)\* JEFF RHOADES - Bay Island Ventures, LLC

Name(s) of property owner(s)\* SUBURBAN MANAGEMENT GROUP

Daytime telephone number (757) 639. 8505

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales
Weekday From <u>11:00 am</u> To <u>10:00 pm</u>	Weekday From <u>11:00 am</u> To <u>10:00 pm</u>
Friday From <u>11:00 am</u> To <u>10:00 pm</u>	Friday From <u>11:00 am</u> To <u>10:00 pm</u>
Saturday From <u>11:00 am</u> To <u>10:00 pm</u>	Saturday From <u>11:00 am</u> To <u>10:00 pm</u>
Sunday From <u>11:00 am</u> To <u>10:00 pm</u>	Sunday From <u>11:00 am</u> To <u>10:00 pm</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☐ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Exhibit A – Page 2**  
**Eating and Drinking Establishment**

5. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

---

---

6. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

6a. If yes, why

---

---

6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday      Tuesday      Wednesday      Thursday      Friday  
Saturday      Sunday

7. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

7a. If yes, explain

---

---

8. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

8a. If yes, explain

---

---

9. Will there ever be a minimum age limit?  
☐ Yes ☒ No

**Exhibit A – Page 3**



## Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

---

---

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

  
Signature of Applicant

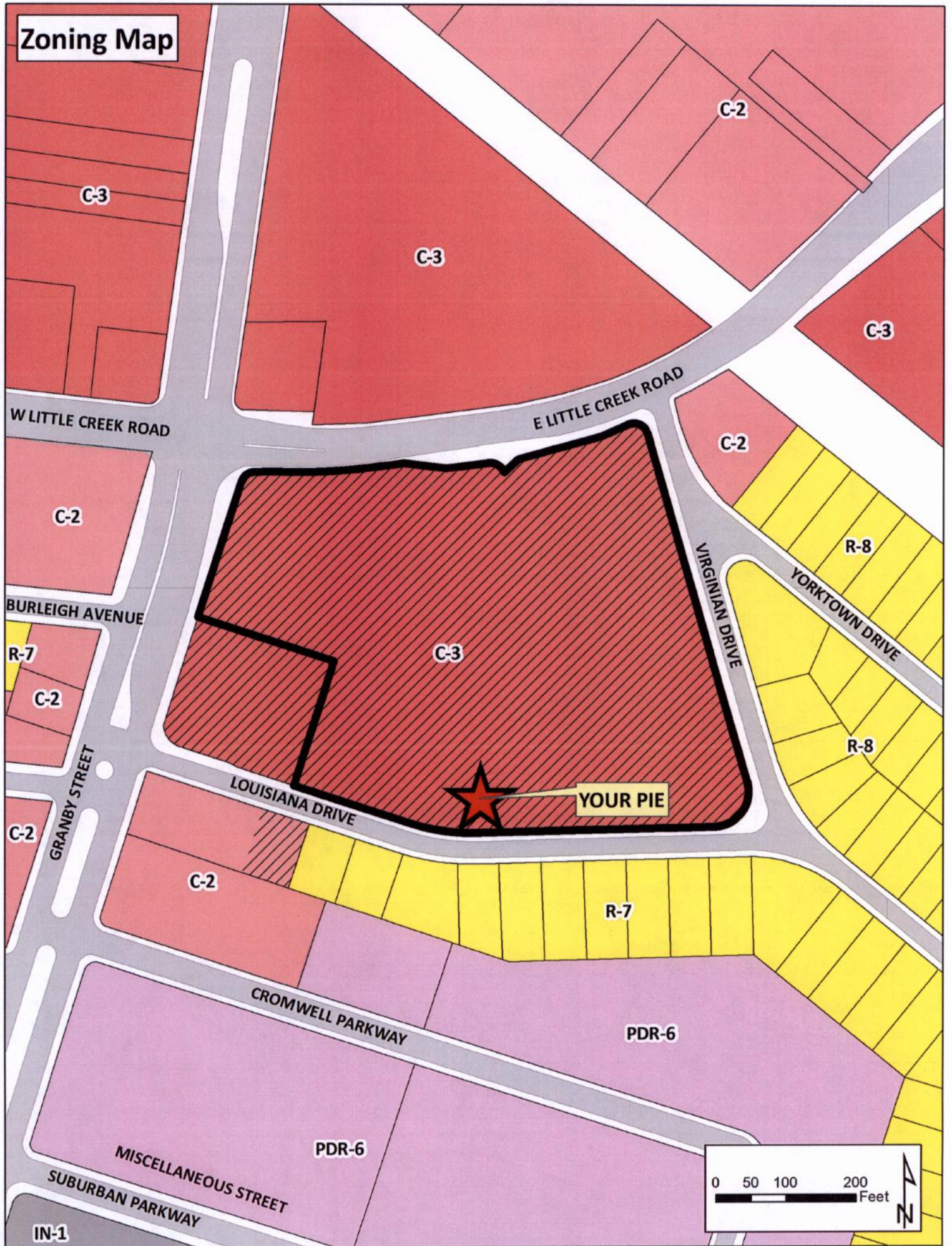


Location Map



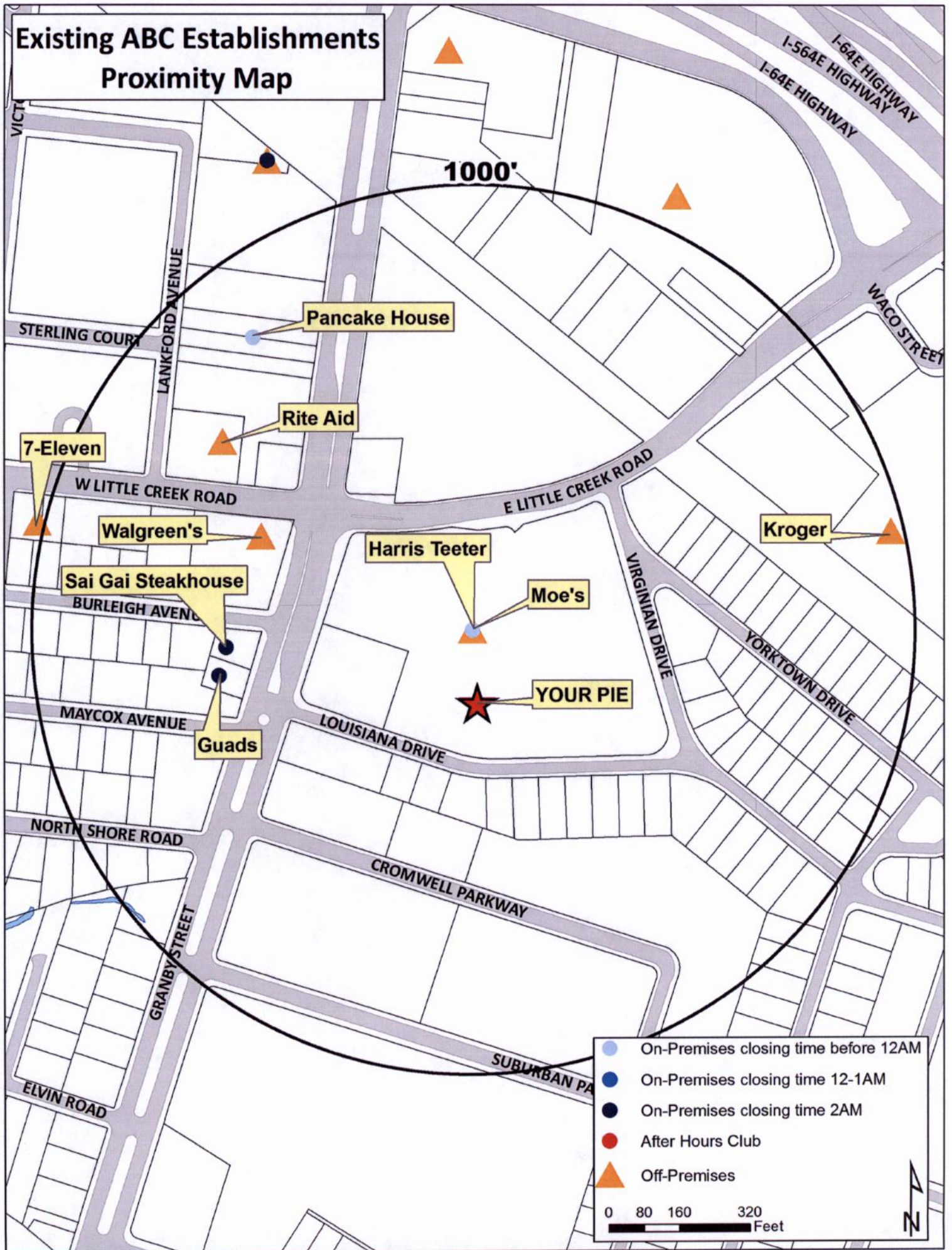


# Zoning Map





# Existing ABC Establishments Proximity Map







**APPLICATION  
ADULT USE SPECIAL EXCEPTION  
EATING AND DRINKING ESTABLISHMENT  
(Please print)**

Date 3/31/15

**DESCRIPTION OF PROPERTY**

Address 7550 GRANBY ST., SUITE 90, NORFOLK, VA 23505

Existing Use of Property \_\_\_\_\_

Proposed Use Fast casual ~~food~~ pizza franchise

Current Building Square Footage 2,100

Proposed Building Square Footage \_\_\_\_\_

Trade Name of Business (if applicable) YOUR PIE

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Rhoades (First) Jeffrey (MI) A

Mailing address of applicant (Street/P.O. Box): 2329 Spindrift Rd.

(City) Va Beach (State) VA (Zip Code) 23451

Daytime telephone number of applicant (757) 639 8505 Fax ( ) \_\_\_\_\_

E-mail address of applicant: JEFFRHOADES@VERIZON.NET

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application  
Eating and Drinking Establishment  
Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of applicant ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_

E-mail address of applicant: \_\_\_\_\_

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Gurnee (First) Bob (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 999 Waterside Dr., Suite 2220

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of owner ( <sup>757</sup> ) 671.1700 email: bob@suburbanmg.com

**CIVIC LEAGUE INFORMATION**

Civic League contact: Jim English - Ward's Corner / Kevin Janney - Suburban Acres

Date(s) contacted: Attended Words Corner meeting - 3/16  
Attended Suburban Acres Board of Directors mtg - 3/30

Ward/Super Ward information: \_\_\_\_\_



**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robert G. Gurnee Sign:  31 31 1 15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Jeffrey Rhoades Sign:  31 31 1 15  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_  
(Authorized Agent Signature) (Date)

**Exhibit A – Floor Plan(s) Worksheet  
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

Total capacity

**a. Indoor**

Number of seats (not including bar seats)

56

Number of bar seats

6

Standing room

**b. Outdoor**

Number of seats

38

**c. Number of employees**

7

**Total Occupancy**

**(Indoor/Outdoor seats, standing room and employees) = 107**

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)







# LEGEND

- CD CURB DROP RAFT
- DH DRILL HOLE SET
- D SHED HOLE
- FC FIRE DEPT. CONNECTION
- FV FIRE HYDRANT
- RS RICH ROAD SET
- RS RAIL SET
- PS POST INDICATOR VALVE
- SDC SINKER CLEAN OUT (SINK)
- SDM STORM DRAIN MANHOLE
- WM WATER METER
- WW WATER WALKER

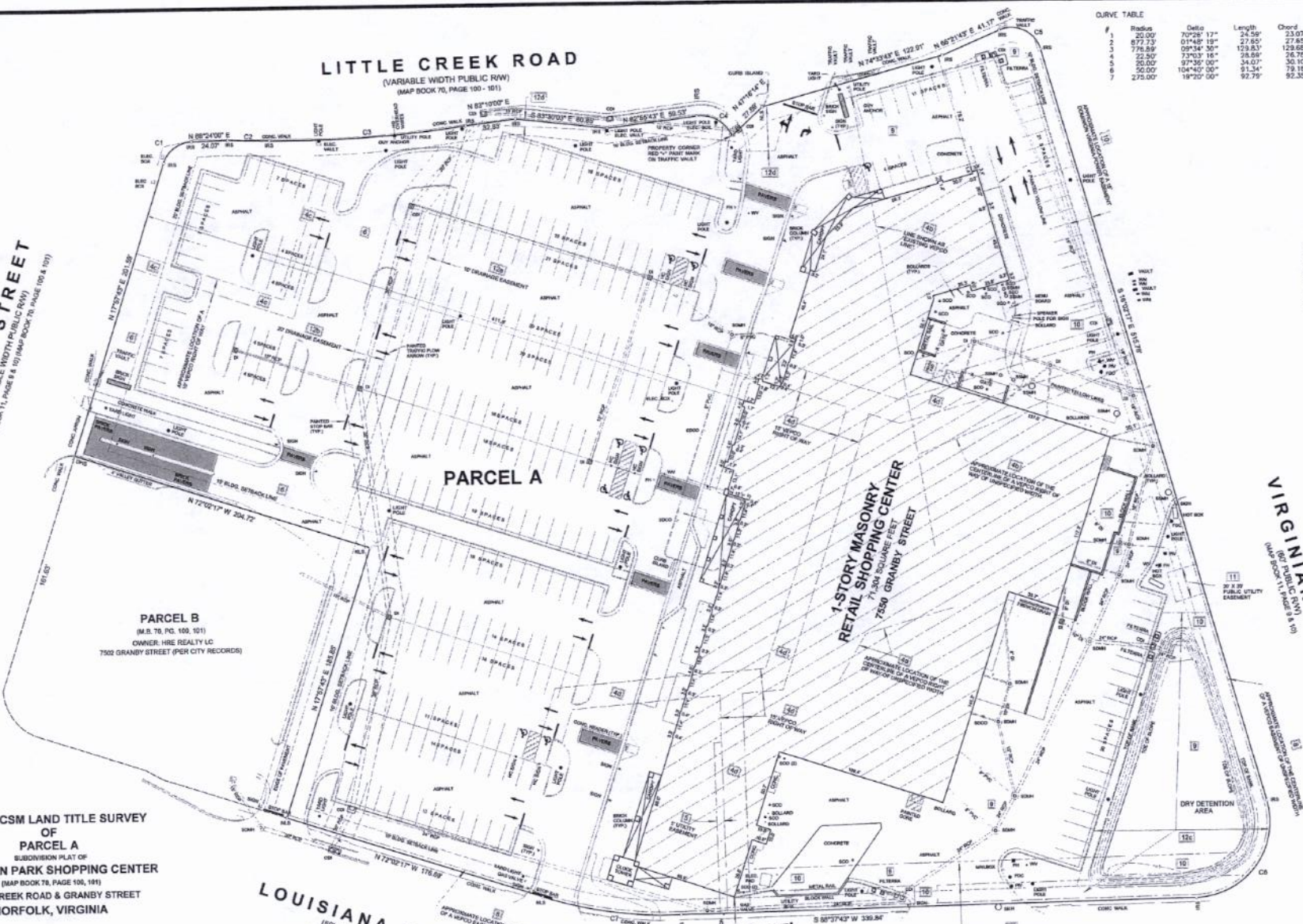
## CURVE TABLE

Station	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	20.00'	70°28' 17"	24.58'	23.07'	14.12'	N 53°10' 52" E
2	87.13'	01°48' 18"	27.85'	27.85'	13.83'	S 88°19' 51" E
3	776.89'	09°34' 30"	129.83'	129.88'	65.07'	N 88°28' 36" E
4	22.50'	73°03' 16"	28.58'	16.75'	16.67'	S 60°32' 39" E
5	30.00'	87°36' 00"	34.07'	30.10'	22.85'	S 64°50' 17" E
6	50.00'	104°40' 00"	81.34'	19.15'	84.77'	S 34°17' 43" E
7	275.00'	18°25' 55"	92.79'	92.35'	46.84'	N 81°42' 17" E

**GRANBY STREET**  
(VARIABLE WIDTH PUBLIC RW)  
(MAP BOOK 11, PAGE 8 & 10) (MAP BOOK 70, PAGE 100 & 101)

**LITTLE CREEK ROAD**  
(VARIABLE WIDTH PUBLIC RW)  
(MAP BOOK 70, PAGE 100 - 101)

**VIRGINIAN DRIVE**  
(60' PUBLIC RW)  
(MAP BOOK 11, PAGE 8 & 10)



**ALTA / ACSM LAND TITLE SURVEY**  
**OF**  
**PARCEL A**  
SUBDIVISION PLAT OF  
**SUBURBAN PARK SHOPPING CENTER**  
(MAP BOOK 70, PAGE 100, 101)  
**LITTLE CREEK ROAD & GRANBY STREET**  
**NORFOLK, VIRGINIA**

**LOUISIANA DRIVE**  
(50' PUBLIC RW)  
(MAP BOOK 11, PAGE 8 & 10)

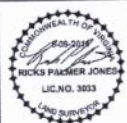


DATE OF FIELD SURVEY: 3-11-2014 DATE DRAWN: 3-18-2014

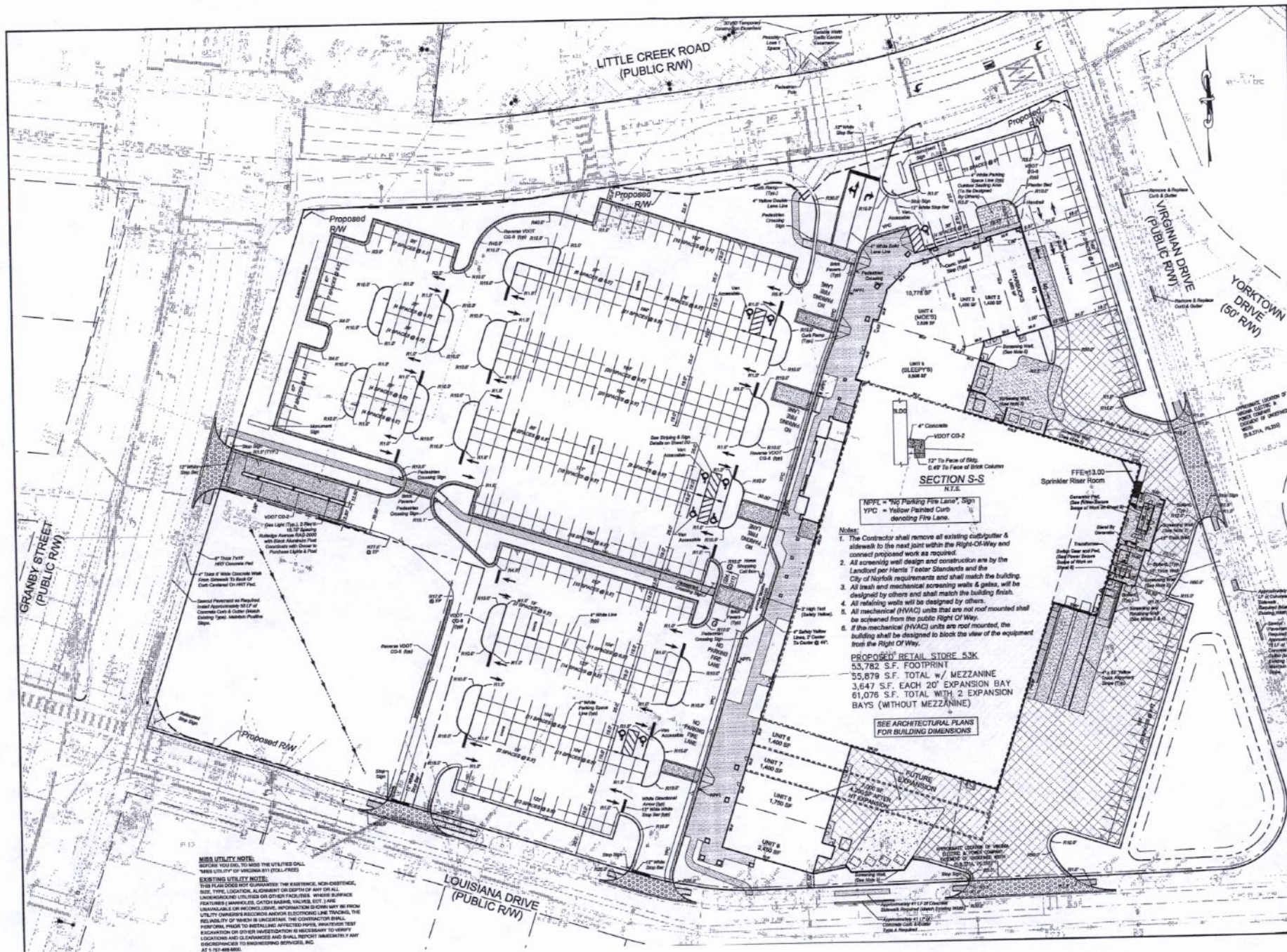
**K & K SQUARE**

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE RECORD.  
**RICKS PALMER JONES**  
PROFESSORIAL LAND SURVEYOR  
314 SHERWOOD DRIVE  
BUFFALO, VIRGINIA 22434-8833  
TELEPHONE: 757-855-0407  
FAX: 757-855-0407

SCALE: 1" = 30'  
ALTA SURVEY  
JOB: 14020-40  
SHEET: 4 OF 4







1	REVISIONS	DATE	SCALE
1	AS SHOWN		1"=20'
2	AS SHOWN		
3	AS SHOWN		
4	AS SHOWN		
5	AS SHOWN		
6	AS SHOWN		
7	AS SHOWN		
8	AS SHOWN		
9	AS SHOWN		
10	AS SHOWN		
11	AS SHOWN		
12	AS SHOWN		
13	AS SHOWN		
14	AS SHOWN		
15	AS SHOWN		
16	AS SHOWN		
17	AS SHOWN		
18	AS SHOWN		
19	AS SHOWN		
20	AS SHOWN		
21	AS SHOWN		
22	AS SHOWN		
23	AS SHOWN		
24	AS SHOWN		
25	AS SHOWN		
26	AS SHOWN		
27	AS SHOWN		
28	AS SHOWN		
29	AS SHOWN		
30	AS SHOWN		
31	AS SHOWN		
32	AS SHOWN		
33	AS SHOWN		
34	AS SHOWN		
35	AS SHOWN		
36	AS SHOWN		
37	AS SHOWN		
38	AS SHOWN		
39	AS SHOWN		
40	AS SHOWN		
41	AS SHOWN		
42	AS SHOWN		
43	AS SHOWN		
44	AS SHOWN		
45	AS SHOWN		
46	AS SHOWN		
47	AS SHOWN		
48	AS SHOWN		
49	AS SHOWN		
50	AS SHOWN		
51	AS SHOWN		
52	AS SHOWN		
53	AS SHOWN		
54	AS SHOWN		
55	AS SHOWN		
56	AS SHOWN		
57	AS SHOWN		
58	AS SHOWN		
59	AS SHOWN		
60	AS SHOWN		
61	AS SHOWN		
62	AS SHOWN		
63	AS SHOWN		
64	AS SHOWN		
65	AS SHOWN		
66	AS SHOWN		
67	AS SHOWN		
68	AS SHOWN		
69	AS SHOWN		
70	AS SHOWN		
71	AS SHOWN		
72	AS SHOWN		
73	AS SHOWN		
74	AS SHOWN		
75	AS SHOWN		
76	AS SHOWN		
77	AS SHOWN		
78	AS SHOWN		
79	AS SHOWN		
80	AS SHOWN		
81	AS SHOWN		
82	AS SHOWN		
83	AS SHOWN		
84	AS SHOWN		
85	AS SHOWN		
86	AS SHOWN		
87	AS SHOWN		
88	AS SHOWN		
89	AS SHOWN		
90	AS SHOWN		
91	AS SHOWN		
92	AS SHOWN		
93	AS SHOWN		
94	AS SHOWN		
95	AS SHOWN		
96	AS SHOWN		
97	AS SHOWN		
98	AS SHOWN		
99	AS SHOWN		
100	AS SHOWN		

**SECTION S-S**  
N.T.S.

NPPL = "No Parking Fire Lane", Sign  
YPC = Yellow Painted Curb  
denoting Fire Lane.

**NOTES:**

- The Contractor shall remove all existing cut/pave and sidewalk to the next joint within the Right-Of-Way and correct proposed work as required.
- All screening wall design and construction are by the Landlord per Herts Test Standards and the City of Norfolk requirements and shall match the building.
- All trash and mechanical screening walls & poles, will be designed by others and shall match the building finish.
- All retaining walls will be designed by others.
- All mechanical (HVAC) units are not roof mounted shall be screened from the public Right Of Way.
- If the mechanical (HVAC) units are roof mounted, the building shall be designed to block the view of the equipment from the Right Of Way.

**PROPOSED RETAIL STORE 53K**  
53,762 S.F. FOOTPRINT  
53,679 S.F. TOTAL w/ MEZZANINE  
3,647 S.F. EACH 20' EXPANSION BAY  
61,076 S.F. TOTAL WITH 2 EXPANSION BAYS (WITHOUT MEZZANINE)

**SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS**

**MRS. UTILITY NOTE:**  
BEFORE PROCEEDING, TO AVOID THE UTILITIES CALL "MISS UTILITY OF VIRGINIA 811 (CALL FREE)".

**EXISTING UTILITY NOTES:**  
THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, ALLOCATION OR DEPTH OF ANY OR ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES.

**Suburban Park Shopping Center**  
engineering services inc.  
Civil Engineering - Land Surveying - 060473  
10777 4th Ave. #1000, Norfolk, VA 23502  
Tel: 757-448-8888  
Fax: 757-448-8888  
Email: info@suburbanpark.com

**Scale:** 1"=20'  
**File Name:** 8/11/10/05a Plan/1005a Site Plan.dwg  
**Project:** 11018  
**Sheet:** 7  
**Drawn:** WPS  
**Checked:** WPS  
**Date:** 06/04/13